

VLR-10/20/93 NRHP-1/11/94

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is to be used in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A).
Indicate each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural
significance, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor,
or computer, to complete all items.

1. Name of Property

historic name La Vue
other names/site number Prospect View, VDHR File No. 38-39

2. Location

street & number S side US 17 BYP at jct with RF&P RR not for publication N/A
city or town Fredericksburg vicinity x
state Virginia code VA county Spotsylvania code 177 zip code 22401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination
request for determination of eligibility meets the documentation standards for registering properties in the National Register a
Historic places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
x meets does not meet the National Register Criteria. I recommend that this property be considered significant national
statewide x locally. (See continuation sheet for additional comments.)

W. C. Miller
Signature of certifying official

11/5/93
Date

Director, Virginia Department of Historic Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National
Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
determined eligible for the
determined not eligible for the
removed from the National Register
other (explain):

Signature or Keeper Date
of Action

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5. Classification

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Ownership of Property (Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>2</u>	<u>4</u>	buildings
<u>2</u>	<u>6</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>4</u>	<u>11</u>	Total

Number of contributing resources previously listed in the National Register 0Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>Single dwelling</u>
<u>AGRICULTURE</u>	<u>Secondary structure</u>
<u>LANDSCAPE</u>	<u>Agricultural outbuilding</u>
	<u>Natural feature</u>

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>Single dwelling</u>
<u>AGRICULTURE</u>	<u>Secondary structure</u>
<u>LANDSCAPE</u>	<u>Agricultural outbuilding</u>
	<u>Natural feature</u>

7. Description

Architectural Classification (Enter categories from instructions)

MID-19TH CENTURY: Greek Revival

Materials (Enter categories from instructions)

foundation BRICK

walls BRICK

roof METAL: tin

other WOOD

CONCRETE

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1827-1859

Significant Dates 1827
1848
1859

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67)
has been requested.
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

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10. Geographical Data

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Acreage of Property 60 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	286220	4233150	2	18	286360 4232580
3	18	285940	4232475	4	18	285950 4233155

☐ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By

=====

name/title Kate Turpin and George Miller

organization Department of Historic Preservation date 27 July 1993

street & number Mary Washington College telephone 703-899-4037

city or town Fredericksburg state VA zip code 22401-5358

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Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage
or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Dr. and Mrs. John Boniface

street & number Route 3, Box 871 telephone 703-898-5343

city or town Fredericksburg state VA zip code 22401

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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CONTINUATION SHEET

Section 7 Page 1

La Vue
Spotsylvania County, Virginia

SUMMARY DESCRIPTION

La Vue is a sixty-acre farm located in rural Spotsylvania County, Virginia, approximately one-half mile southeast of the intersection of U.S. Route 17 and Virginia Route 608. The primary structure at La Vue is a two-story, single-pile, central-passage-plan house with a two-story, two-room rear ell. The Greek Revival-style dwelling was built in 1848 of load bearing brick construction. The year of construction is derived from land tax records, although a brick set into the south chimney has a cipher of 1818. Soon after the principal building was constructed a two-story, one-room extension was built onto the west end of the original rear ell.

The contributing elements of the property include: the main dwelling house, the site of servant's quarters, a well house, and a family cemetery. Non-contributing elements at La Vue include: a frame barn, a boxwood garden, a pond, a late-twentieth-century foundation with a standing chimney, a modern guest house, a dovecote, foundations of a garage and a scale house, a new barn, a modern horse ring, and a swimming pool.

ARCHITECTURAL ANALYSIS

From its hilltop setting, the house at La Vue faces east overlooking a broad front lawn that shows traces of early terracing. Beyond the terraces the site slopes gradually eastward down toward the Rappahannock River. Pastures, a pond, and rolling wooded lots surrounding the Richmond, Fredericksburg, and Potomac Railroad are all visible from La Vue's front door. A steep hill ascends to the north. The farm, largely undisturbed by the sights and sounds of automotive traffic, retains its historic rural character.

The foundation and walls of the house are constructed of bricks with struck mortar joints. The bricks of the principal massing vary considerably in dimension, but are large, 3x4x8 1/2 inches on average, while on the rear extension, the bricks are lighter in color and smaller and were laid with consistently thinner mortar joints which vary from struck to flush. The walls of La Vue are laid up in five-course American bond except on the principal elevation where Flemish bond was employed above the level of the raised basement. Segmental arches span each window and door opening, except on the second floor where the window heads meet the corbeled brick cornice. There are four interior end chimneys, three of which serve the original house; the fourth chimney is situated in the west gable end of the addition.

The dwelling's fenestration is symmetrical, and all the windows on the house have double-hung sash. There are eleven windows at the basement level. Each of these windows has three-over-three double-hung sash resting on a rectangular sandstone sill. Each window on both the first and second stories has six-over-six double-hung sash and rest on a wooden sill. The sills of the upper stories were replaced in the twentieth century with portland cement used as mortar. In these sashes the glazed panes are large and have thin muntins. The shutters on the first-story and second-story windows are louvered and painted black.

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La Vue
Spotsylvania County, Virginia

The dwelling's corbeled brick cornice is partly obscured by copper guttering, and the house has a low-pitched hipped roof that is covered in red-painted, standing-seam sheet metal. The same material covers the hip-roof back porch. The rafters are pitsawn pine timbers butted and nailed at the ridge with fully formed cut nails. However, the west extension rafters are pitsawn oak and may have been reused. The rafter feet are toenailed to the ceiling joists, but notched over a diamond-set, one-inch ledger board.

The house has a single-pile central-passage plan with a two-room rear ell. The basement is plain. The floors and walls are composed of painted brick, except in the passage and in the original kitchen where slate flooring has been added. All the doors are made of boards and battens. Each window is set fourteen inches into the wall and has louvered interior shutters. There are two wooden staircases in the basement, one is an open string, single run staircase located in the central passage, while the second is a winder staircase situated between the kitchen and the dining room. The walls of the winder staircase show traces that the staircase may have been reversed, or originally run in the opposite direction. The fireplaces in the kitchen and the adjacent room have no mantels, whereas the northeast room has a vaguely Greek Revival-style mantel similar in design to those in rooms above. The major alterations in the raised basement include the modernization of the existing kitchen, the addition of a modern bathroom under the passage stairs, and the installation of a furnace, and a 1991 porch addition on the east elevation.

Four back-porch entrances facilitate access to the first floor. On each five-paneled entrance door in the house there survives the original Carpenter Patentee locks. Architectural detailing in La Vue's first-floor rooms includes decorated baseboards, elaborately detailed mantels, and corner block paterae (not present in the south room). The most elaborate fireplace is located in the library, the south room of the main block. It is ornamented with fluted Roman Doric semi-detached columns, inset frieze with fascia molding, and a high-relief, multi-plane shelf. These details are intricately carved. A stone hearth serves as a base of this fireplace and of all the others on the first and second floors. In a pane of glass on the east window in the library is etched the name John F. Alsop, 1850. The two rooms on the north side of the passage are double parlors with fireplace mantels which are identical, with deeply carved Greek Ionic capitals on flush pilasters without further decorative profile. The two rooms are separated by a set of pocket doors. When the doors are open, the matching fireplace mantels give continuity to the large space. The molding profiles in the rooms of the first floor consistently use fascias, fillets and quirked cymas to build the backbands for window casings and door surrounds. They are typical of Greek Revival style decorative motifs in northern Virginia.

A two-run, open-string staircase with a landing that extends the length of the west wall dominates the central passage. The spandrel of this staircase is recessed wooden panels. There are two squared balusters per tread, and a delicate turned newel post at the base of the stair and the landing corners. A round wooden banister runs the length of the stairs.

In the central passage, as well as in the north rooms, there is elaborately detailed stenciling on the walls and ceilings. Large pale yellow vertical panels are trimmed with fine

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La Vue
Spotsylvania County, Virginia

lines of orange and brown in the central passage. In the other rooms are vertical bands of vibrant colors that extend from the baseboards to the ceilings. The same style and pattern of stenciling on the first floor continues up the stairs and fills the second-floor passage as well.

The second-floor plan of La Vue is identical to that of the first floor, except that closets are located in every room. The second-floor doors have six-panels, and the window and the door frames are all plainly embellished with quirked cymas and fasciae profiles. The fireplace surrounds has tapered pilasters with a plain frieze and solid undecorated mantel shelf. The original cross passage space has been reduced to accommodate a small bathroom located between the two north rooms and the room over the west extension has been converted into a modern bathroom.

During the first half of the nineteenth century, the fields around La Vue were intensely cultivated, but the soil's very high gravel content and rising labor costs made farming unprofitable in the years that followed the Civil War. Of the secondary domestic structures and agricultural buildings associated with La Vue only one contributing site survives, the ruins of a servant quarters approximately two hundred yards west of the house. Although today in ruins, the one story, v-notched, pine log house was originally clapboarded and chinked with mud. The logs are of modest size, but consistently hewn flat with well cut corners. The roof collapsed under the weight of a snowfall in 1988. Two hundred feet south of the quarters is a non-contributing, twentieth century wood-framed and vertical-board-sided barn. Supported by a foundation of brick piers and built of circular-sawn dimensional lumber, with plates and sills created with doubled 2x4 or 2x6 lumber, the building is used as a stable and hay barn. The barn has a three-bay front elevation which is oriented eastward. Immediately east of the barn is the chimney stack of an earlier building. The stack is built of modern bricks and concrete mortar with four flues, and is non-contributing. Eastward from the chimney is a well-defined depression, perhaps an excavation for fill dirt, but today used as a horse ring. Directly east from the horse ring is a late twentieth century horse stable erected by the current owners. Between the horse related structures and the house are several non-contributing resources of recent construction. A shed roofed storage building now used as a garage faces the horse ring to the north, the concrete foundations of a garage and a scale house. Further north, west of the drive is a frame dovecote built by the last Alsop descendant probably in the 1950s.

In close proximity to the house are plantings, a well house, and a swimming pool. The brick well house is fifty feet west of the main house. The American bond brick work is similar to the extension of the house, but the mortar is portland cement and the rafters are dimensional lumber and joined with wire nails, suggesting that it is an old building rebuilt in the twentieth century. South of the house is a geometric boxwood garden with very large plants, many over five feet in height. No information exists for the garden, except that the last descendants of the Alsop family Mr. and Mrs. Herman Swanson had a well developed interest in antiques and gardening and probably improved if not constructed the garden. It is considered non-contributing because no information is available about its age, or plan. East of the house, on a terrace below the house is a swimming pool and changing room which the Boniface family has recently constructed.

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North of the main house 150 yards is a non-contributing guest house. The building is a one-story, gable-roof frame house with attached garage and central fireplace.

Approximately two hundred yards north of La Vue is the Alsop family cemetery which contains thirteen graves marked with modest stones which range in date from 1852 to 1915. The cemetery is surrounded by a cast iron fence in Gothic style and the gate has a cast plate that announces, "John Alsop Cemetery, Prospect View, 1859." The cemetery contains the graves of John Alsop, his wife Mary P. Alsop, and many of their children. Adjacent to the cemetery is a mausoleum which contains Swanson family burials from 1968.

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La Vue
Spotsylvania County, Virginia

STATEMENT OF SIGNIFICANCE

La Vue is a largely unaltered dwelling built by and for members of the John Alsop family in the mid-nineteenth century. It is a finely detailed example transitional buildings using massing concepts of Federal Style but detailed on the interior with trim of Greek Revival Style. The house is one of a significant group of substantial brick houses built by the Alsop family during the nineteenth century. The high quality of craftsmanship employed at La Vue is evident in the masonry using Aquia sandstone sills for the openings, the detailed carpentry work on the mantels and the central staircase, and in the ornate stenciling which survives on the walls and ceilings of four of the dwelling's public rooms. La Vue is significant as one of a few houses in Spotsylvania County that show Greek Revival Style in the rural context. The history of La Vue is tied closely to that of the Richmond, Fredericksburg, and Potomac Railroad whose line bisected the farm in the 1830s and now runs along the eastern boundary of the farm.

HISTORICAL BACKGROUND

The 1,334 acre tract of land in Spotsylvania county that would become La Vue was acquired by George and Lucy Alsop of Caroline County from James Somerville in 1811.¹ James Somerville had possessed the land since 1789, when he inherited it from his uncle, James Somerville.² The elder Somerville stated in his will that he was leaving his nephew "a tract of land in Spotsylvania County on Massaponax, said to contain 1600 acres known by the name of Force Creek." He also mentioned that the tract of land had been purchased from Benjamin Grymes.³ In 1811 a special provision was written into the Somerville-to-Alsop transaction stating that a five hundred acre parcel of the 1,334 acre tract was to be leased by the current tenant, Daniel Bruen, for ten years with the understanding that it be "layed off in three shifts, each shift to be cultivated in Indian Corn once in three years only another to be sowed in wheat." Another 150 acres were leased to James Williams.⁴ The land was therefore cleared and in cultivation before the Alsops bought it. Although George and Lucy Alsop purchased the tract, they did not occupy the holdings, but apparently allowed their eldest son, John Alsop to farm the acreage.

The date of construction for the house is open to interpretation. John Alsop and Mary P. Leavell were married on December 23, 1819 and are listed as residents of Spotsylvania County in the 1820 census.⁵ The date of their marriage has been used by researchers as the date for the construction of the house, and the assumption made that George Alsop built the house as a gift for his son and daughter-in-law.⁶ Additional support for this early date was provided by a brick in the south gable end with a clearly marked number 1818. However, the Spotsylvania Land Tax Records do not list a value added to the property for any structure until 1827 when \$330.75 is added for a new house.⁷ Nor is the property owner listed as John Alsop of Spotsylvania County, but continues to be valued as the property of George Alsop of Caroline County. Only after George Alsop's death 11 November 1839, does the value of the buildings increase to \$1000 still a sum insufficient to build a substantial brick house in Spotsylvania County.⁸ The large estate is broken into five pieces in the administration of George Alsop's estate, with John Alsop receiving the 337 acre

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La Vue
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tract with buildings assessed and other lots being distributed to his siblings and their families. The administration papers quote the will of George Alsop: "Item, the land I have given to my son John and which he has occupied and been in possession of for some years, but for which I have never made him a deed of conveyance, I hereby give to him in fee forever."⁹ John Alsop would spend the next seventeen years reassembling the original acreage of the estate, by purchasing it from his relatives.¹⁰ In 1848 the Spotsylvania Land Tax Book B added value to the property for buildings of \$3500. The comments list "\$1000 deducted for depreciation and \$3500 added for new building. Clearly, the major jump in value relates to the construction of a large new house.

Other evidence too would seem to establish this mid-century date for the house. The initials of John F. Alsop in the best room window glass, is not just a happenstance, but marking a recently occupied home. The Greek Revival Style moldings and stencil decorations were popular in Virginia during the 1840s and 1850s. The use of butted not mortise-and-tenoned rafter sets nailed at the ridge with cut nails on a low pitch hipped roof is also a late antebellum feature not found on first quarter nineteenth century buildings.

The construction of the new house and increasing land holdings was also recognized in the Spotsylvania County social structure. Whether because of his age, 62, or his increasing social status, beginning in 1850 John Alsop was listed as Captain John Alsop in newspaper and official records. Apparently in need of more living space for their large extended family, John Alsop and his wife Polly had a west extension added in the 1850s. Although earlier researchers have suggested that the addition was constructed in 1834, the extension is obviously a dependent massing, being three sided and abutting the original exterior wall.¹¹ The attic contains the evidence of the original gable windows of the principal house, and the extension uses slightly different carpentry in framing the roof. However, the use of pitsawn timbers suggests that it is very unlikely to have been built in the postbellum period.

In 1834 the Richmond, Fredericksburg, and Potomac Railroad Company was chartered by the Virginia General Assembly to establish rail service along a north-south route between Richmond and the northern Virginia border.¹² A section of this line extended across the Alsops' property. The railroad, completed and in operation by 1837 was not welcomed by the Alsops. George Alsop filed suit and complained of the damage to his estate from the railroad right-of-way. The land was only secured through condemnation proceedings that stretched over several years until George Alsop died. The court finally settled the suit awarding George Alsop \$2500 in damages.¹³

The John Alsop family flourished at La Vue. In the Sixth United States Population Census of 1850 the family listed John Alsop as 62 years of age and a farmer worth \$37,000 dollars, his wife Mary P Alsop was 48 and three sons and a daughter were living at home-- George Alsop, 29, a manager; James A Alsop, 23 with no occupation; Thomas Alsop, 19, no occupation; and Eliza Alsop, 16.¹⁴ The Agricultural Census of that year showed that the plantation contained 550 acres of improved land and 185 acres of unimproved land with a diverse crop base of wheat corn, dairy products, and wool. By 1860 the plantation had

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La Vue
Spotsylvania County, Virginia

grown to over 1680 acres but much less diversified, emphasizing corn and wheat production almost exclusively.¹⁵

The death of children caused John and Polly to erect a family cemetery on the hilltop north of their home. The first child buried on the plantation was Eliza Byrd Alsop who died of typhoid fever 26 October 1852.¹⁶ In 1859 John constructed a cast iron fence around the cemetery and had cast a plaque for the gate that said, "John Alsop, Prospect View 1859."

The name of the property during the period of significance is also problematic. No early Alsop documents describe the property in Spotsylvania County as La Vue. Jerry Alsop in his extensive genealogical study of the Alsop family declares that the name La Vue was given to the property because Mary Purvis Leavell's family were French Protestants.¹⁷ John Alsop advertised an Executor's Sale at the Musterfield Plantation to sell the perishable property of his father George Alsop in 1839.¹⁸ Musterfield was later used to note the plantation west of La Vue in the early twentieth century, but part of the original holdings. The name La Vue first appears in the Spotsylvania Land Tax Records in 1875 as the estate of William S. Alsop and is consistently to describe the property after 1885.

The Civil War brought about a change in patterns of life at La Vue. Dr. William Samuel Alsop returned with his children to live at La Vue in 1861. William Alsop had received a degree from Hampden Sydney College and had been practicing medicine in Rappahannock County. There he married Lavinia Amiss who died in 1861 and prompted William to return to his parents home for support in raising his three sons. Upon returning with his family to La Vue, he established a new medical practice on the first floor of the family home, using the side porch as an entrance and the west extension as his treatment rooms.¹⁹ The west extension may have been built specifically to accommodate William's professional needs.

The end of the Civil War and the death of John Alsop on 30 April 1866 brought an end to crop cultivation at La Vue. The soil's high gravel content made agriculture an arduous process that was no longer economically feasible after the abolition of slavery. Captain John Alsop's was divided among his three sons June 17, 1868.²⁰ William Alsop's family began to rely on income drawn from medical practice and less on income derived from agriculture. The farm declined in acreage with each generation. When Dr. William S. Alsop died 12 January 1885 the land was again divided between his descendants. By rights of dower the house and sixty-five acres were retained by his widow Sally Broaddus Alsop (his second wife), and farm land, 560.5 acres, was deeded to George R. and Thomas E. Alsop.²¹ Sally Broaddus Alsop lived alone at La Vue until her death 30 September 1911.

Thomas E. Alsop, William Alsop's second son, attended Fredericksburg Military Academy and graduated from the Medical College of Virginia during the 1870s.²² Thomas Alsop eventually moved his family and his medical practice to the Midwest. After his death, and the death of Sallie Alsop, his widow Orpha Alsop and two daughters Olive and Blanche returned to La Vue in 1915. They found the property severely run-down. Sarah had subsisted by renting out the land and selling the timber. In 1919 Olive Alsop married

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La Vue
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Herman O. Swanson and the couple resided at La Vue with her mother until Orpha died in 1945.²³ Over the time that the couple was in residence, much of the restoration of the property was begun. The existing barn and well house were constructed at this time. The Swansons were extremely interested in antiques and furnished the house with their collection. Other buildings were removed. The railroad at the edge of the property regained its regional significance. During the two world wars, trains transported personnel to and from military installations at Quantico, Fort Belvoir, and Camp A.P. Hill.²⁴ A station-called Olive after Olive Alsop Swanson-was established on the edge of the La Vue tract.

Olive Swanson preceded her husband in death and left to Herman the task of disposing of La Vue without immediate heirs. At Herman's death in 1972 he left the property to the Chi Phi fraternity with a life interest to his friend Judge John A Jamison.²⁵ The fraternity had no interest in the property and the estate sold the La Vue to Daniel and Carol McEvihy, Washington D.C. commuters, who maintained the property, but made few changes. The current owners, Dr. John and Carole Boniface continue the tradition of doctors owning the property. They have added the necessary buildings to maintain horses on the property, and renovated the house maintaining the decorative motifs but upgrading the air conditioning, wiring and plumbing systems. Recently they have added a pool to the eastern side of the property.²⁶

ENDNOTES

1. James Somerville to George Alsop, 14 October 1811, Fredericksburg Deed Book F-DC, pp.314-315.
2. Will of James Somerville, 1779, Fredericksburg Will Book W-D-C, pp.84-90.
3. *Ibid.*, pp.84-90.
4. Somerville to Alsop, pp. 314-315.
5. James Roger Mansfield, A History of Early Spotsylvania (Berryville: Virginia Book Company, 1977), p.198.
6. *Ibid.* p. 166.
7. Spotsylvania Land Tax Records, Book B, 1827.
8. George Alsop's obituary is recorded in Virginia Herald 22 November 1839. The increase in value added for building from 330.75 to \$1000 is listed in Spotsylvania Land Tax Book B, 1840, under George Alsop estate.
9. No will has been found for George Alsop, although it was clearly present and recorded at either the Spotsylvania or Caroline County courthouse. However papers of administration by John Alsop survive in Spotsylvania Courthouse box 139. A chancery suit in August of 1840 brought by the heirs of George Alsop against the administrator, John Alsop, caused the property to be divided into six parcels and distributed among, John Alsop, Jesse Alsop, Amelia Alsop, Walker Landrum, Stanfield Jones, John Proctor, and Charles Philips.
10. See for example, Jesse Alsop to John Alsop, in Deed Book KK, page 328, 2 February 1843; Walker Landrum to John Alsop Deed Book II, page 512, 4 December 1840, (lot 3); Amelia Alsop to John Alsop in Deed Book HH 514, 4 December 1840, (lot 1).

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11. Jerry David Alsop, Alsop's Tables. "Spotlight on La Vue" (Byhalia: Alsop Press, 1986) p.266.
12. Albert E. Walker, editor and compiler, The Free Lance Star Historical and Industrial Number (Fredericksburg: Free Lance Star Publishing Company, 1907, unpaginated. This brief history is an advertisement for the railroad.
13. Spotsylvania Deed Book HH, page 56, recorded 31 May 1838. For more information about the suit see the loose papers in Box 131.
14. Manuscript U.S. Population Census, Free Inhabitants, Spotsylvania County, Virginia, Eastern District, 29 August 1850.
15. Schedule C, Agriculture. Seventh U.S. Census, Spotsylvania County.
16. Jerry David Alsop, Alsop's Tables. Byhalia, MS: Alsop Press, 1986. Pp. 268.
17. Alsop's Tables, p. 266.
18. Political Arena 18 September 1840.
19. Alsop's Tables, p. 267.
20. Spotsylvania Will Book Y, page 30. See also page 34 for a plat dividing the property. John F. Alsop was the executor of his father's estate and inherited the 300 acres west of La Vue. John A. Alsop inherited 300 acres east of the RF&P railroad. William S. Alsop inherited 625 acres with the main house.
21. Division of Land of Dr. William Samuel Alsop, Spotsylvania Will Book AA, pp. 25-26.
22. Alsop's Tables, p. 272.
23. Spotsylvania Will Book JJ, page 18. Dated 4 August 1945. Blanche sold her interest in La Vue to her sister Olive on 14 September 1965. See Deed Book 219, page 176.
24. William E. Griffin, Jr., 150 Years Along the Richmond, Fredericksburg, and Potomac Railroad (Richmond: Whittet and Shepperson, 1984) p. 101.
25. Spotsylvania Will Book MM, page 234.
26. John Mahoney, Jr. to John and Carol Boniface, April 8, 1987, Spotsylvania Deed Book 654, p. 227.

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- Fredericksburg District Court Deed Book F, Pages 314-315.
- Griffin, William E., Jr., 150 Years Along the Richmond, Fredericksburg, and Potomac Railroad (Richmond: Whittet and Shepperson, 1984).
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- "George Alsop dies." Political Arena. 22 November 1839. Page 2, column 6.
- "Musterfield estate Sale," Political Arena. 18 September 1840. Page 3, column 2.
- Spotsylvania County Deed Book 730, Page 620.
- Spotsylvania County Deed Book 654, Page 227.
- Spotsylvania County Deed Book 505, Page 123.
- Spotsylvania County Deed Book 441, Page 451.
- Spotsylvania County Deed Book 420, Page 421.
- Spotsylvania County Deed Book 219, Page 176.
- Spotsylvania County Deed Book 77, Page 67.
- Spotsylvania County Deed Book KK, Page 328.
- Spotsylvania County Deed Book II, Page 512.
- Spotsylvania County Deed Book HH, Page 514.

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Spotsylvania County Deed Book J, Page 708.

Spotsylvania County Will Book MM, Page 234.

Spotsylvania County Will Book JJ, Page 18.

Spotsylvania County Will Book AA, Page 25.

Spotsylvania County Will Book Y, Pages, 30, 34.

"Elizabeth H. Alsop dies." Virginia Herald. 21 January 1832. Page 3, column 2.

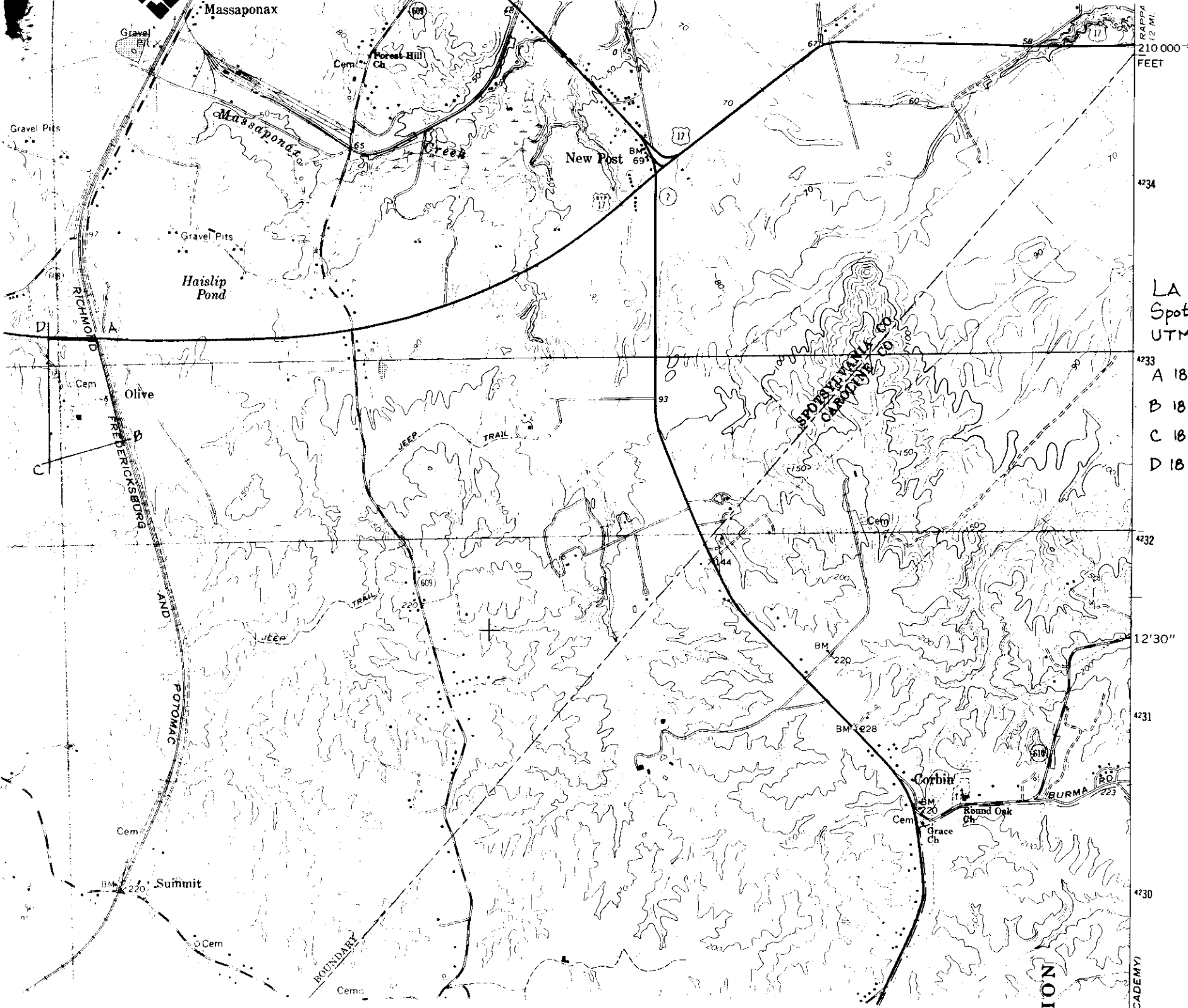
Walker, Albert E., editor and compiler, The Free Lance Star Historical and Industrial Number.
Fredericksburg: Free Lance Star Publishing Company, 1907.

VERBAL BOUNDARY DESCRIPTION

The boundary of the nominated property is delineated by the polygon whose vertices are marked by the following UTM reference points: A 18/286220/4233150, B 18/286360/4232580, C 18/285940/4232475, and D 18/285950/4233155.

BOUNDARY JUSTIFICATION

The nominated area corresponds with the 60 acres conveyed by deed from John J. Mahoney, Jr. to John and Carole Boniface on April 8, 1987. The acreage is the portion of the original holdings that retains historic integrity and includes the existing nineteenth century house and farm buildings, and the sites of any demolished domestic or farm structures that were once associated with the plantation.



LA VUE
Spotsylvania Co. VA
UTM REFERENCES

- | | | |
|---|-----------|---------|
| A | 18 286220 | 4233150 |
| B | 18 286360 | 4232500 |
| C | 18 285940 | 4232475 |
| D | 18 285950 | 4233155 |